

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: FINAL DESIGNATION OF ROSE ASSOCIATES AS  
REDEVELOPER OF PARCEL C-5 IN THE SOUTH STATION  
URBAN RENEWAL AREA, MASS. PROJECT NO. R-82C.  
AUTHORIZATION TO EXECUTE LAND DISPOSITION AGREEMENT  
AND DEED.

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WHEREAS, the Boston Redevelopment Authority (hereinafter referred to as the "Authority"), has tentatively designated Rose Associates as Redeveloper of Parcel C-5 in the South Station Urban Renewal Area, as approved by the Authority on January 21, 1981;

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of projects in Urban Renewal Areas created with financial assistance under Title I of the Housing Act of 1949, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Authority is cognizant of the restrictions on land use set forth in the South Station Urban Renewal Plan; and

WHEREAS, the Authority has determined that the plans for the development of said Parcel by Rose Associates, as submitted and reviewed by the Authority's staff, conform to the South Station Urban Renewal Plan, as amended; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

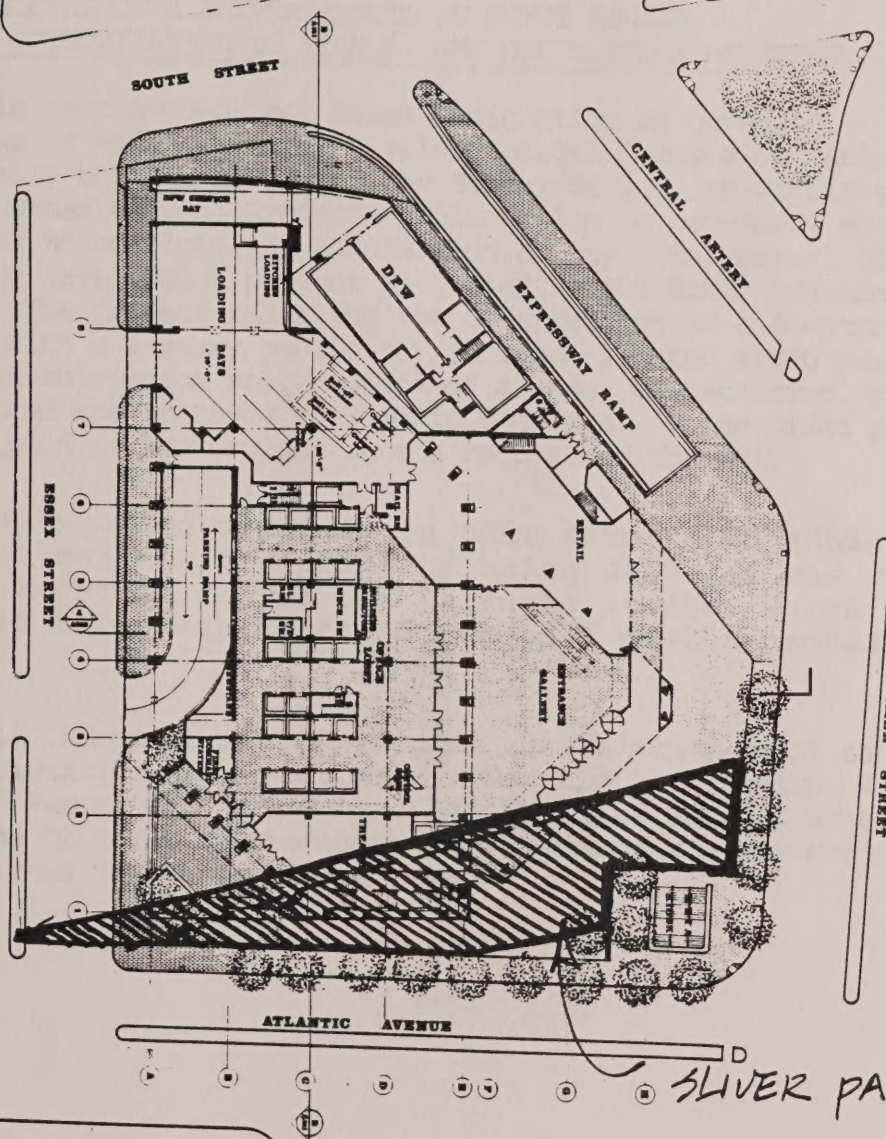
NOW, THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Rose Associates be and hereby is finally designated as Redeveloper of Parcel C-5 in the South Station Urban Renewal Area, Mass. Project No. R-82C.
2. That it is hereby determined that Rose Associates possesses the requisite qualifications and financial resources to develop Parcel C-5 in accordance with the South Station Urban Renewal Plan.
3. That disposal of the subject parcel by negotiation is the necessary and appropriate method of making this land available for redevelopment in accordance with the South Station Urban Renewal Plan.
4. That all practicable and feasible means and measures have been taken and are being utilized to avoid and minimize damage to the environment.



5. That the proposed development by Rose Associates of Parcel C-5 in the South Station Urban Renewal Area conforms in all respects with said Urban Renewal Plan, as amended.
6. That the final Working Drawings and Specifications submitted by Rose Associates conform in all respects to the South Station Urban Renewal Plan, as amended, and that said Final Working Drawings and Specifications be and hereby are approved.
7. That the Director be and hereby is authorized, for and in behalf of the Authority, to execute a Land Disposition Agreement with, and a Deed conveying Parcel C-5 to, Rose Associates, said Agreement and Deed to be in the Authority's usual form with such changes thereto as the Director may deem necessary and appropriate.
8. That the Secretary of the Authority is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(e) of the Housing Act of 1949, amended, including information with respect to the "Redeveloper's Statement for Public Disclosure".





SLIVER PARCEL

**SOUTH STREET**

**CENTRAL ARTERY**

SUMMER STREET

ATLANTIC AVENUE

**SOUTH STATION**

ROBEY STREET

| Age Group | Percentage of Total Population in Labor Force |
|-----------|-----------------------------------------------|
| 0         | 100                                           |
| 10        | 85                                            |
| 20        | 95                                            |
| 30        | 85                                            |
| 40        | 95                                            |
| 50        | 85                                            |
| 60        | 95                                            |

Project North

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OFFICE BUILDING  
**DEWEY SQUARE**  
BOSTON  
MASSACHUSETTS  
ROSE ASSOCIATES  
DEWEY

|                   |                       |
|-------------------|-----------------------|
| GROUND FLOOR PLAN | DATE: 10/1/80         |
| FL. 23.5          | SCALE: 1/8" = 1'-0"   |
|                   | PROJECT: 8-174-8      |
|                   | BY: [Signature]       |
|                   | CHECKED: [Signature]  |
|                   | APPROVED: [Signature] |
|                   | DATE: 10/1/80         |



4099

## MEMORANDUM

AUGUST 6, 1981

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: FINAL DESIGNATION OF ROSE ASSOCIATES AS  
DEVELOPER OF A SLIVER PARCEL IN DEWEY SQUARE,  
AND AUTHORIZATION TO SIGN A LAND DISPOSITION AGREEMENT

It is recommended that Final Designation be given to Rose Associates as Redeveloper of a sliver parcel lying along Atlantic Avenue, generally between Essex St. and Summer St., lying within the South Station Urban Renewal Project. This action is necessary to allow Rose Associates to complete the acquisition of its total parcel to accommodate the development project specified in the South Station Urban Renewal Plan. The project calls for the construction of a 45-story office tower, with a 6-story public atrium space located along Summer Street. Within this space will be located a cafe, a restaurant, retail rental space, and the entrance to 3 movie theaters. These mixed uses have been included in the project at the request of the BRA.

Construction activity on this site is scheduled to commence this month. The property being conveyed was formerly part of the right of way of old Atlantic Avenue, which was reconstructed this year by the State to a new, improved alignment.

It is therefore recommended that the Authority adopt the attached Resolution designating Rose Associates, a New York partnership, as the redeveloper of Parcel C-5 of the South Station Urban Renewal Area, and authorizing the Director to execute a Land Disposition Agreement and Deed to Rose Associates for this purpose.